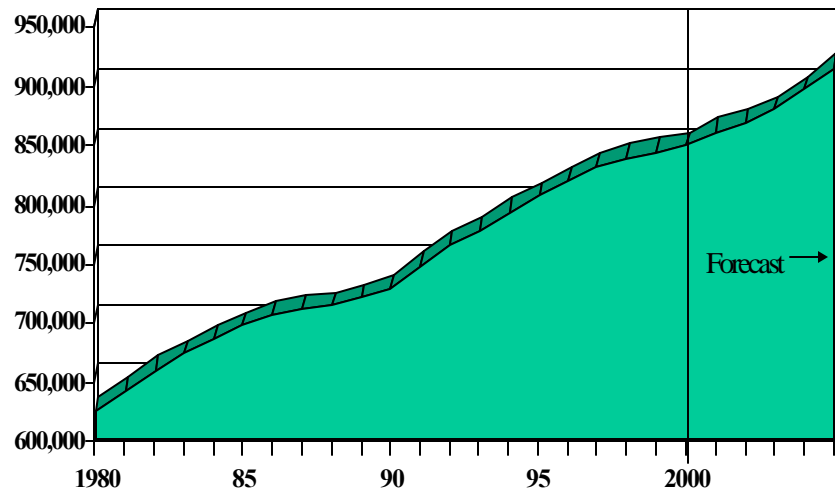


Population Profile

salt Lake County Population 1980 - 2005

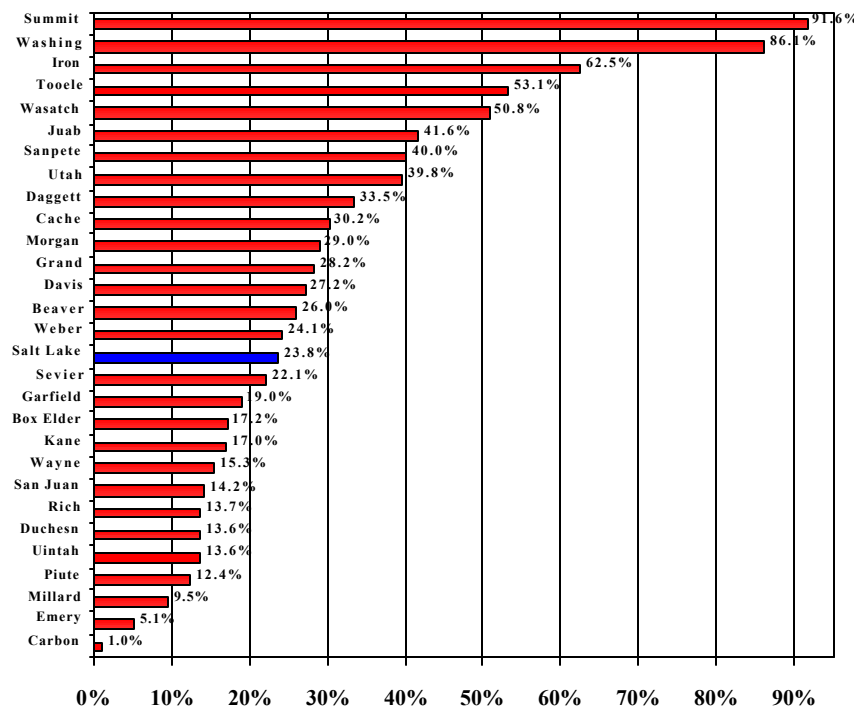
Population growth has been steady in Salt Lake County. The growth rate accelerated in the 1990's, as immigration was high during this period, partly fueled by a stagnant California economy.



Source: Governor's Office of Planning and Budget.

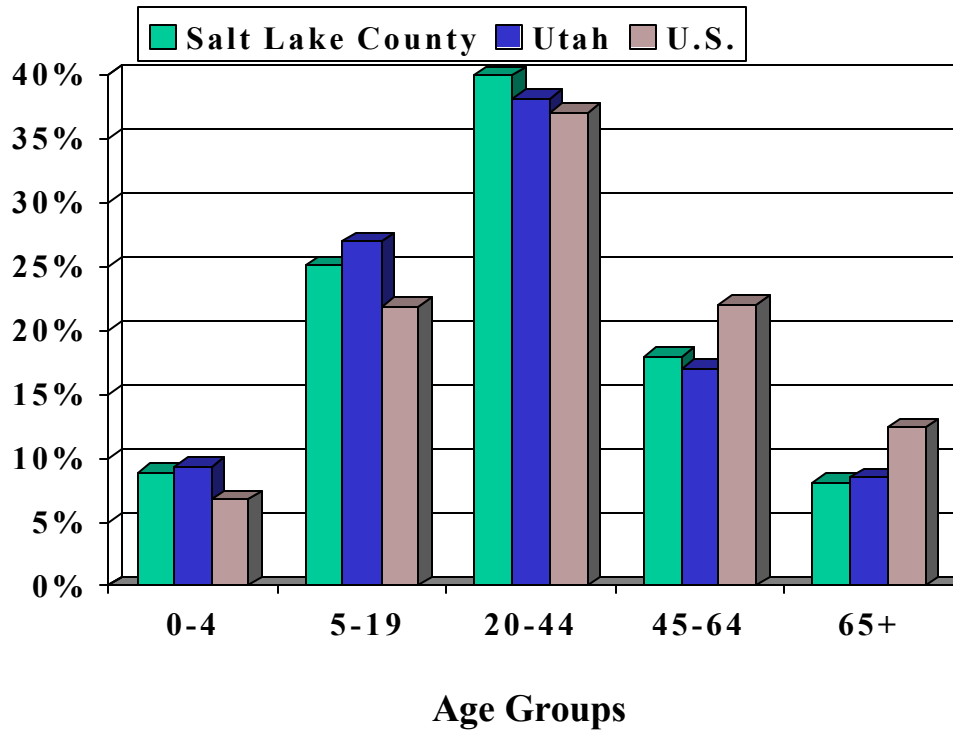
Population Growth by County 1990 - 2000

Salt Lake County's population growth, on a percentage basis, is outdistanced by many counties.



Source: U.S. Bureau of the Census.

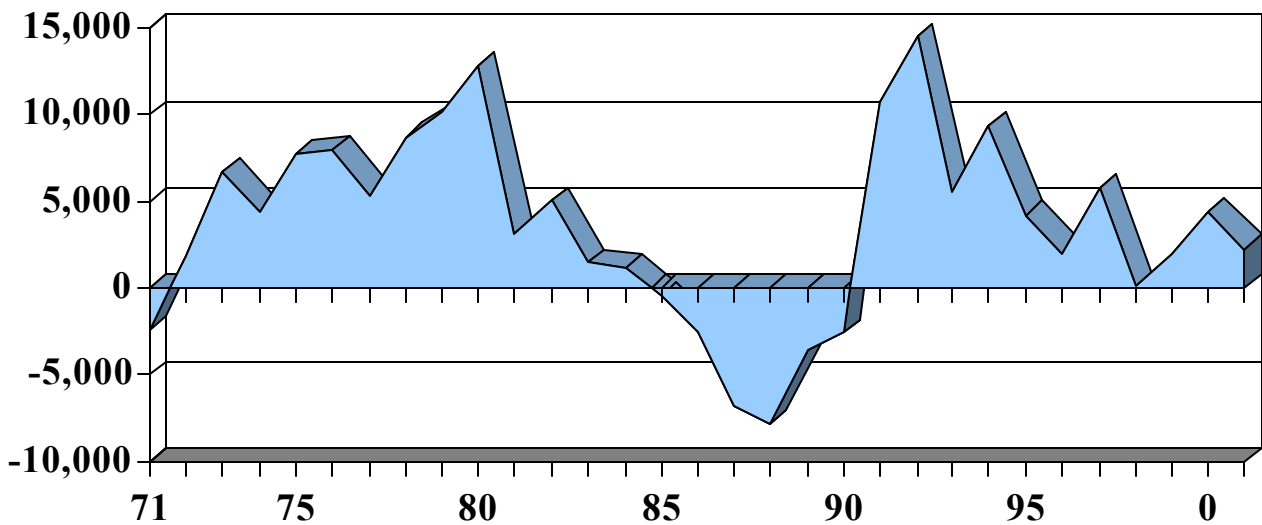
population age distribution salt lake county, Utah & U.S. 2000



Source: U.S. Bureau of the Census.

Salt Lake County's population profile is similar to the Utah average. It portrays the Utah characteristic of a population base younger than the overall U.S. average.

population net-migration pattern tooele county 1971 - 2000



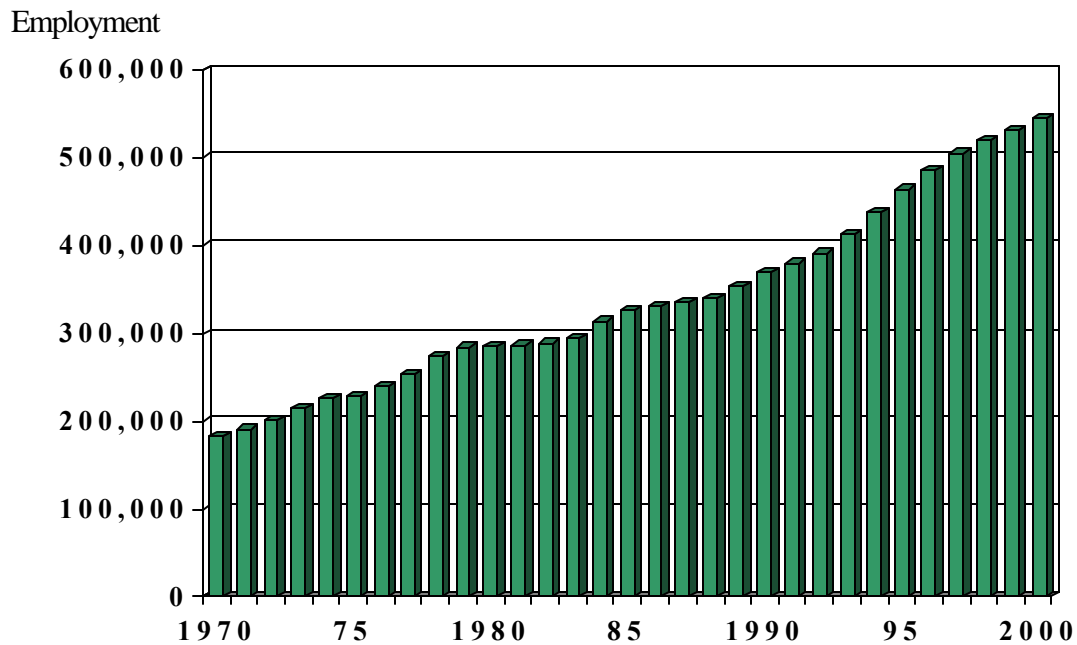
Source: Governor's Office of Planning and Budget.

Migration patterns tend to be cyclical in nature. The 1970's showed strong immigration, only to be reversed with outmigration throughout much of the 1980's. Immigration then occurred throughout the 1990's.

Please note that this is just the migration component of total population. Tooele County's population has generally grown historically due to the natural increase (births minus deaths) component. The migration component affects this growth by either increasing or decreasing the speed with which the overall population increases.

Employment Profile

salt lake County nonfarm employment 1970 -2000



Source: Utah Dept. of Workforce Services.

Salt Lake County has generally enjoyed a steady rise in employment growth. The 1980's produced an uneventful increase, but the 1990's were a decade of high employment growth. The county's employment grew by 91 percent from 1980 to 2000.

sal t Lake county empl oyment 2000

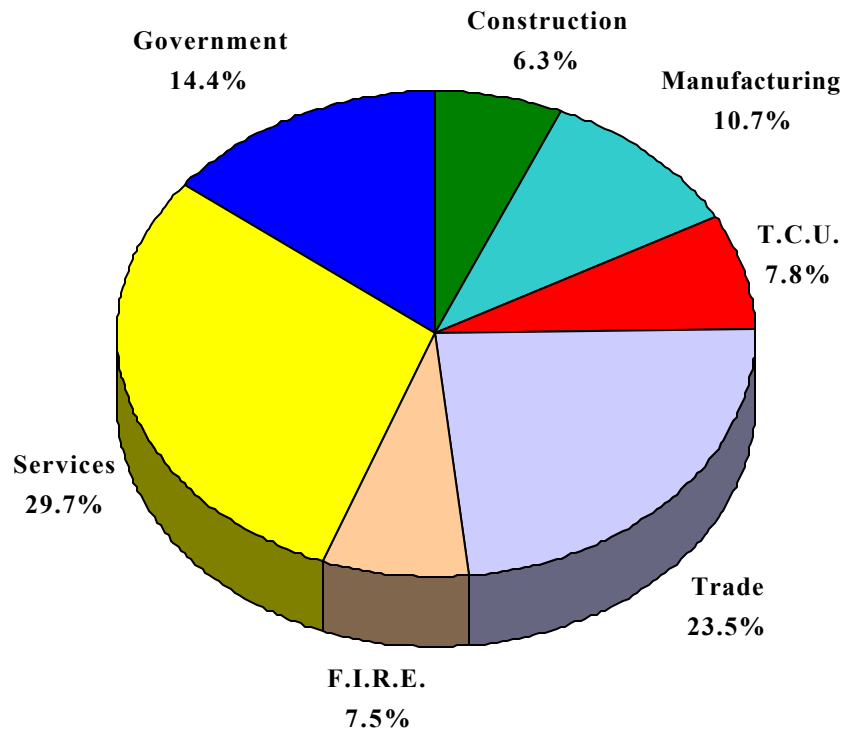
Civilian Labor Force	482,461
Employed	468,130
Unemployed	14,332
Percent of Labor Force	3.0%

Total Nonfarm Jobs	545,044
---------------------------	----------------

Goods Production	94,676
Mining	2,797
Construction	34,363
Manufacturing	57,516

Service Production	450,368
Trans. Comm., Utilities	42,709
Trade	127,285
Wholesale	35,056
Retail	92,229
Fin., Ins., & Real Estate	40,970
Services	161,501
Government	77,903
Federal	8,611
State	33,950
Local	35,342

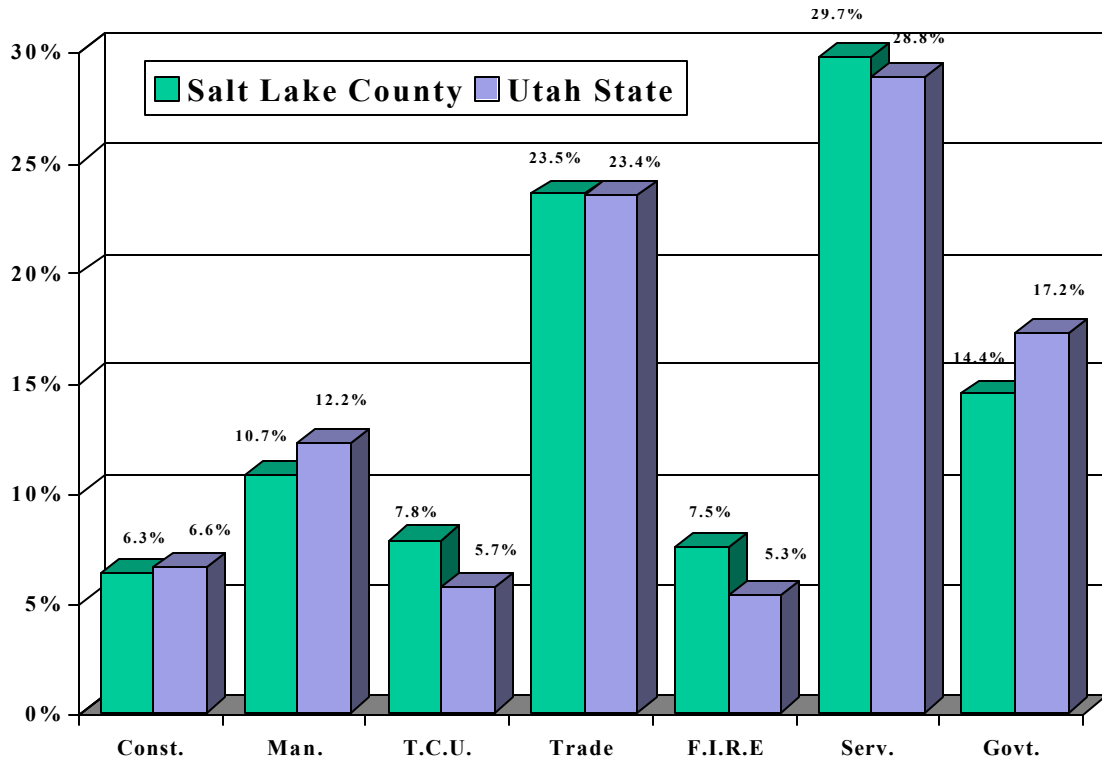
salt Lake County Employment Distribution by Industry - 2000



Source: Utah Dept. of Workforce Services.

The services industry is the largest employment division in Salt Lake County, with health care and the computer industry being two major components. Trade employment is also high. This is expected since Salt Lake is a regional trade center. The finance industry, though not constituting a high percentage, is higher in this county than most others as Salt Lake City is also a regional financial center. Government employment is also significant, with Salt Lake City being the state capitol and home to the University of Utah.

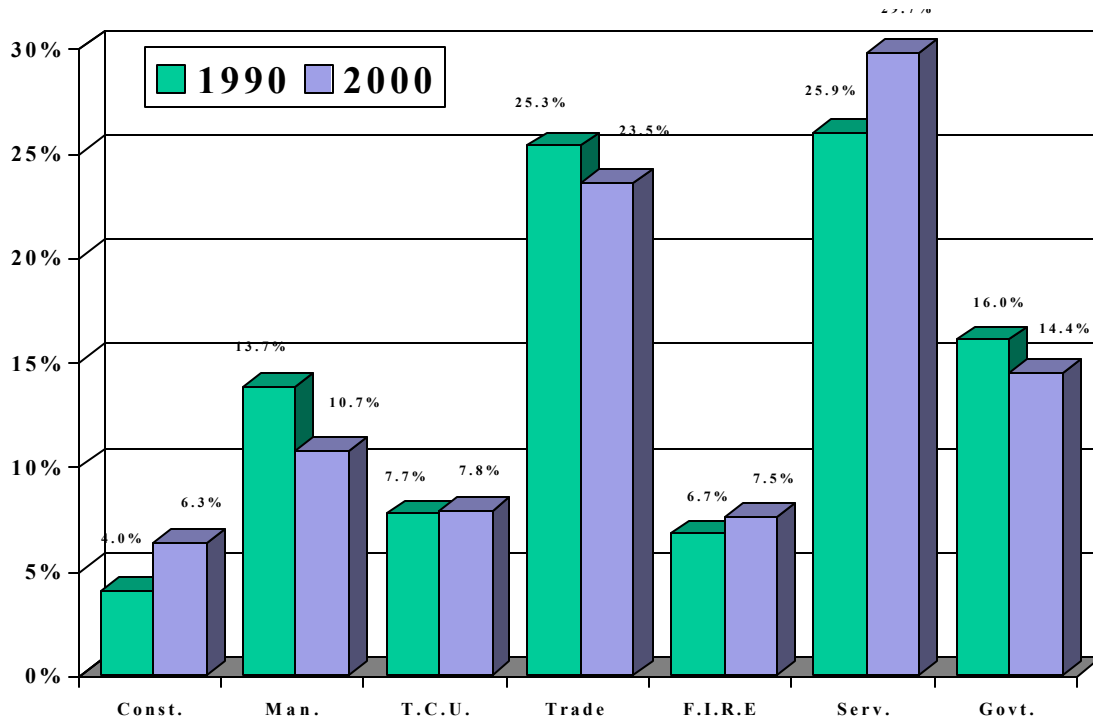
employment distribution by major industry salt lake county vs. state of Utah 2000



Source: Utah Department of Workforce Services.

Contrasting Salt Lake's employment profile against the state profile doesn't produce much variation, as is expected, since Salt Lake County makes up about half of the state's total employment. But some areas do vary, such as manufacturing, T.C.U., F.I.R.E., and government. T.C.U. employment is higher with transportation and communications centralized in Salt Lake City, and the F.I.R.E. sector the same with a concentration of banking and mortgage activity. The largest number of government-related jobs are found in Salt Lake County than anywhere else in Utah, but government's percentage of total employment comes in lower than the state average. This is due to the large reliance on government employment in many of the state's nonmetropolitan counties.

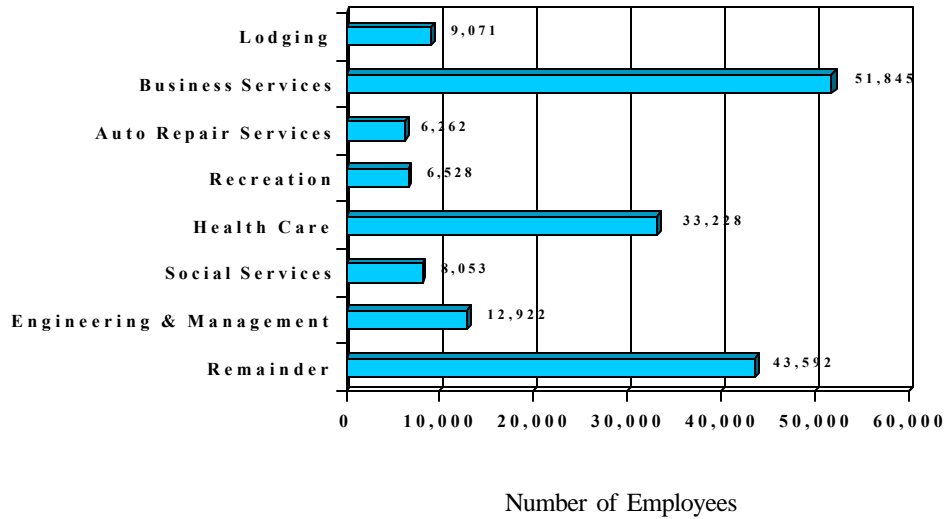
changing percent of employment by major industry salt lake county 1990, 2000



Source: Utah Department of Workforce Services.

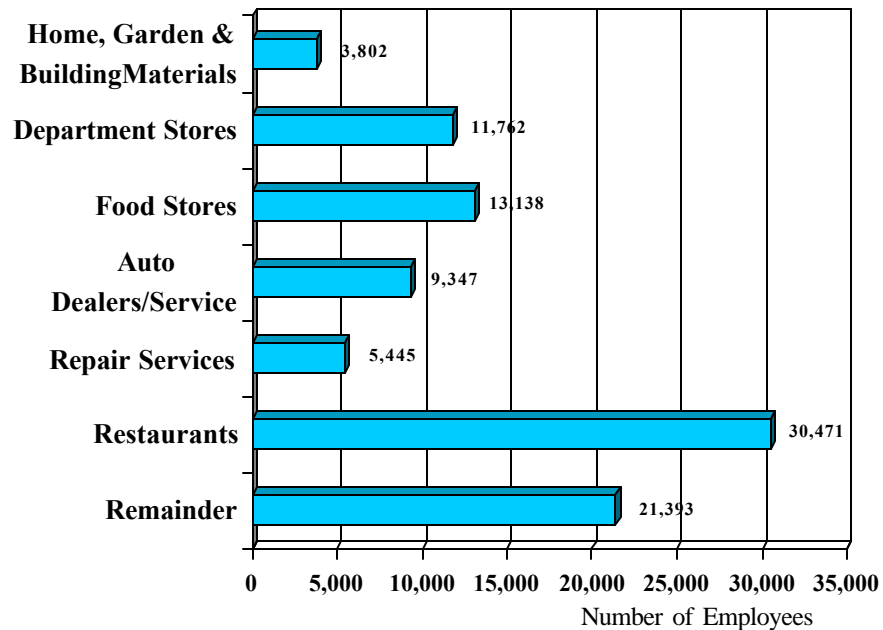
The industrial distribution has evolved in Salt Lake County in the past ten years. Though still only 6.3 percent of the employment base, the construction industry has grown by a significant amount to move its percentage of employment distribution up several points. Manufacturing, on the other hand, has seen a further deterioration of its standing, even though more people are employed in manufacturing than ten years ago. Services, the dominant industry, has seen its share increase.

services employment distribution salt lake county 2000



Source: Utah Dept. of Workforce Services.

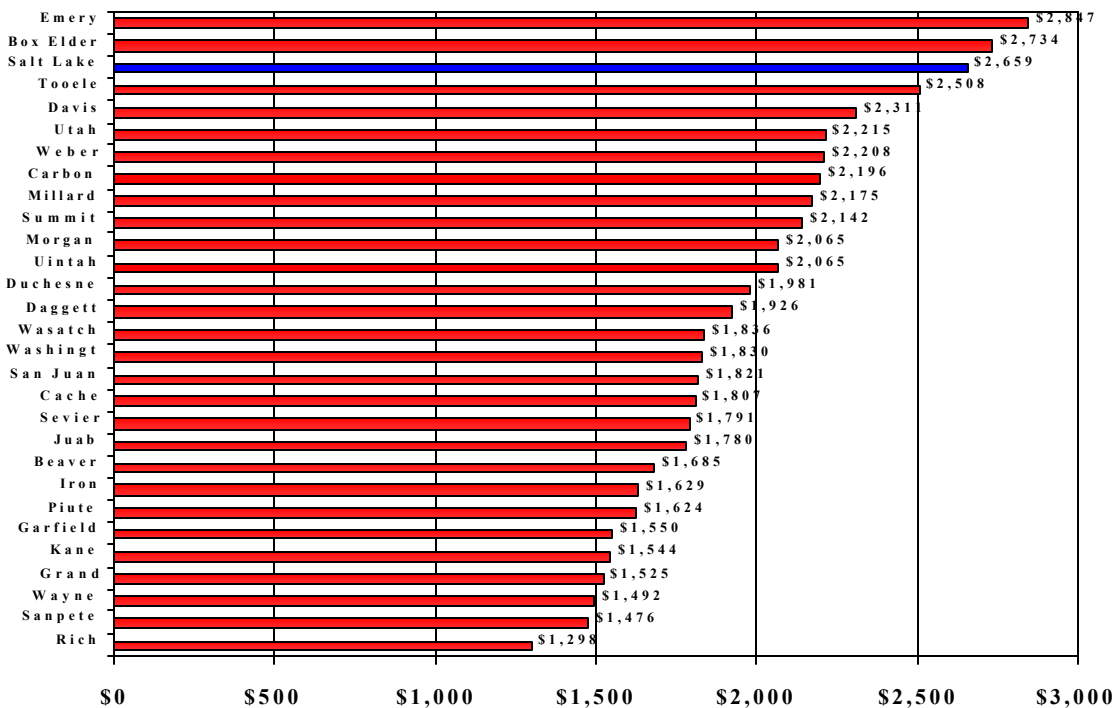
Retail trade employment distribution salt lake county 2000



Source: Utah Dept. of Workforce Services.

Wages and Income

2000 average Monthly wage by county



Source: Utah Department of Workforce Services.

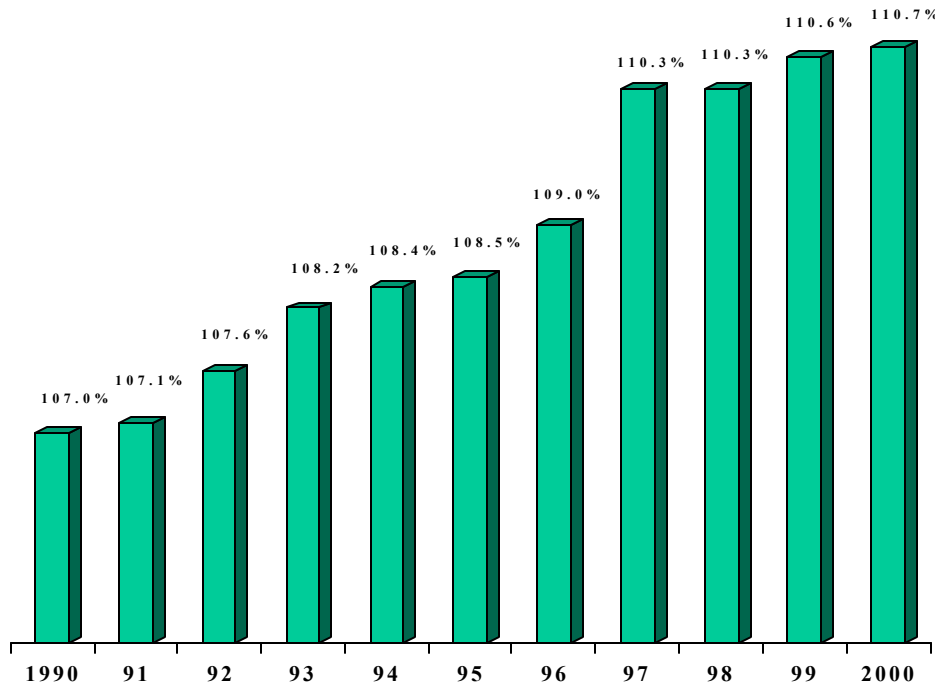
Salt Lake County's average monthly wage is outdistanced
by only Emery and Box Elder counties.

**Salt Lake County
Average Monthly Wage
1990 - 2000**

2000	\$2,659
1999	\$2,533
1998	\$2,433
1997	\$2,331
1996	\$2,198
1995	\$2,101
1994	\$2,025
1993	\$1,973
1992	\$1,938
1991	\$1,832
1990	\$1,761

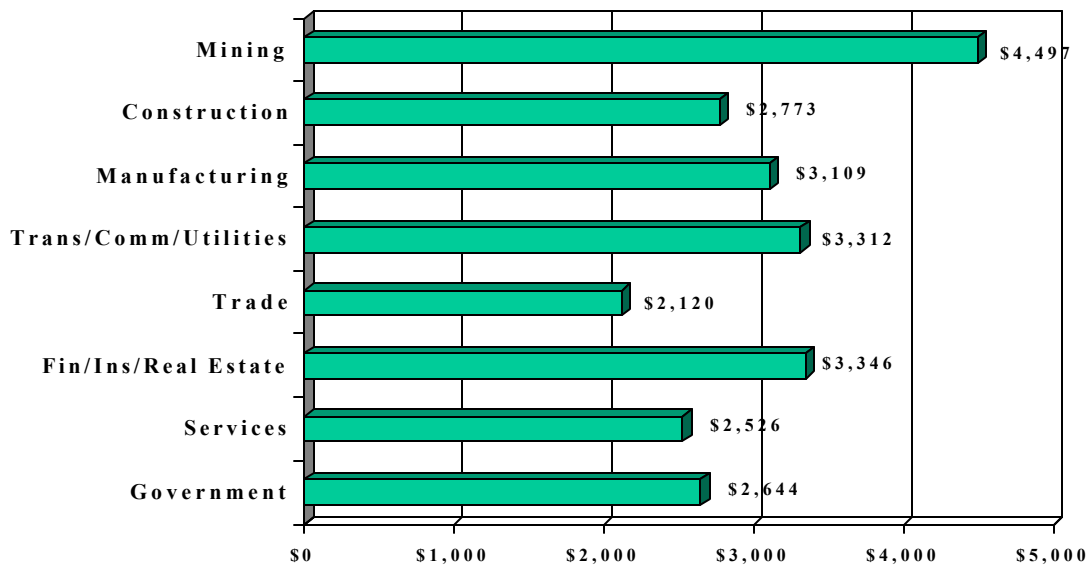
Salt Lake County's average monthly wage is higher than the statewide average, and is climbing. Salt Lake's standing as a finance center, a health-care center, and its growing computer industry are the primary factors in raising the county's wages above the state average.

**salt lake county average monthly wage
as a percent of utah average
1990 - 2000**



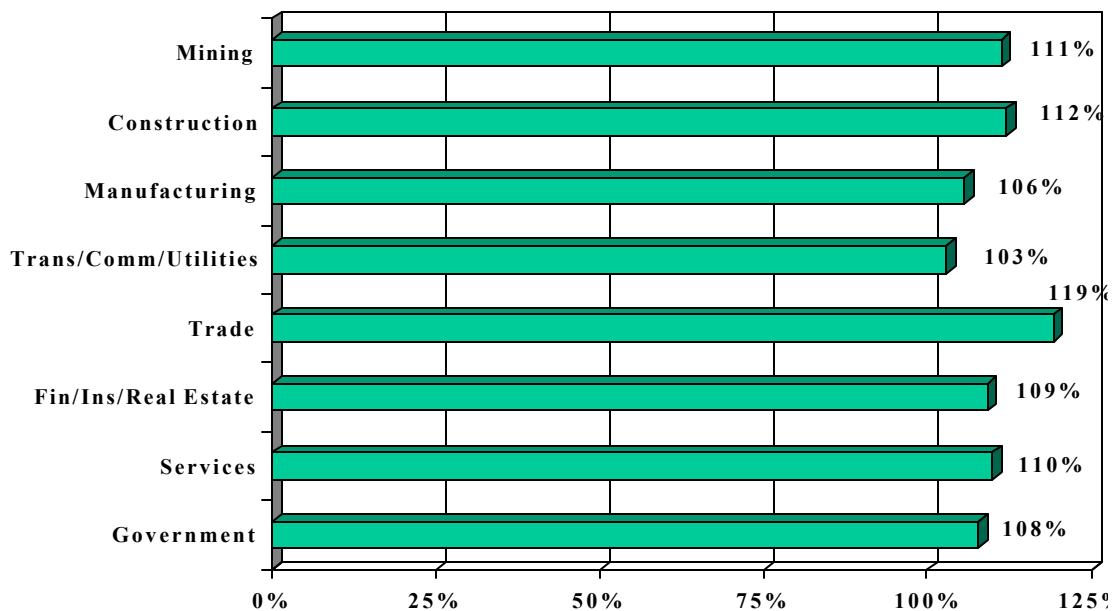
Source: Utah Dept. of Workforce Services.

sal t lake county average monthly wage by major industry division 2000



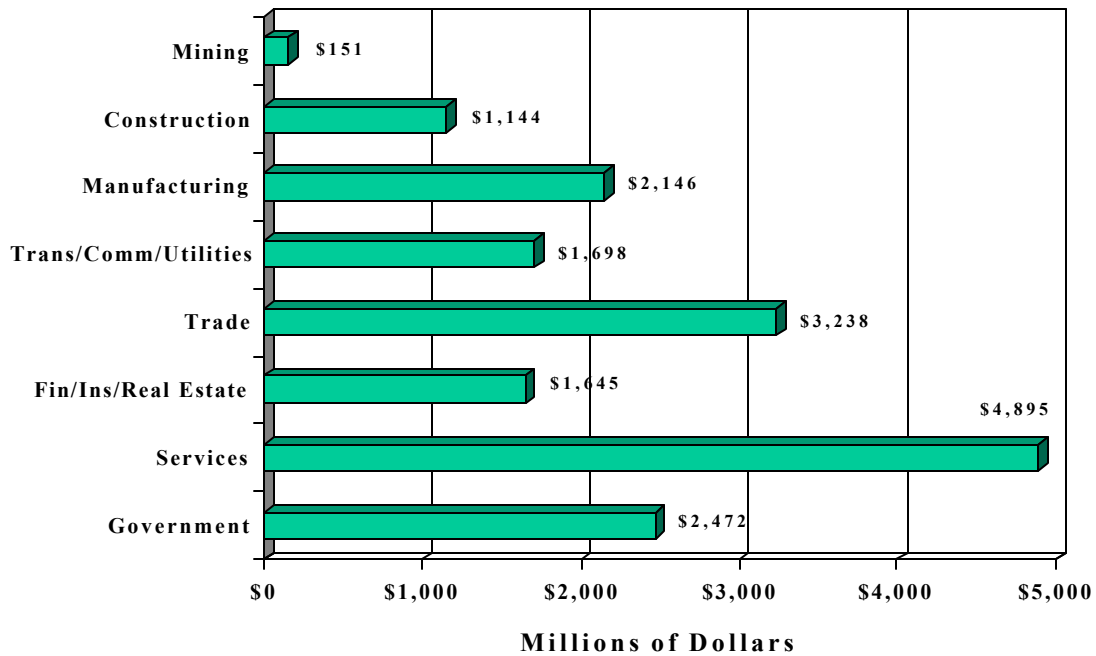
Source: Utah Dept. of Workforce Services.

sal t Lake county average monthly wage by major industry division as a percent of Utah average 2000



Source: Utah Dept. of Workforce Services.

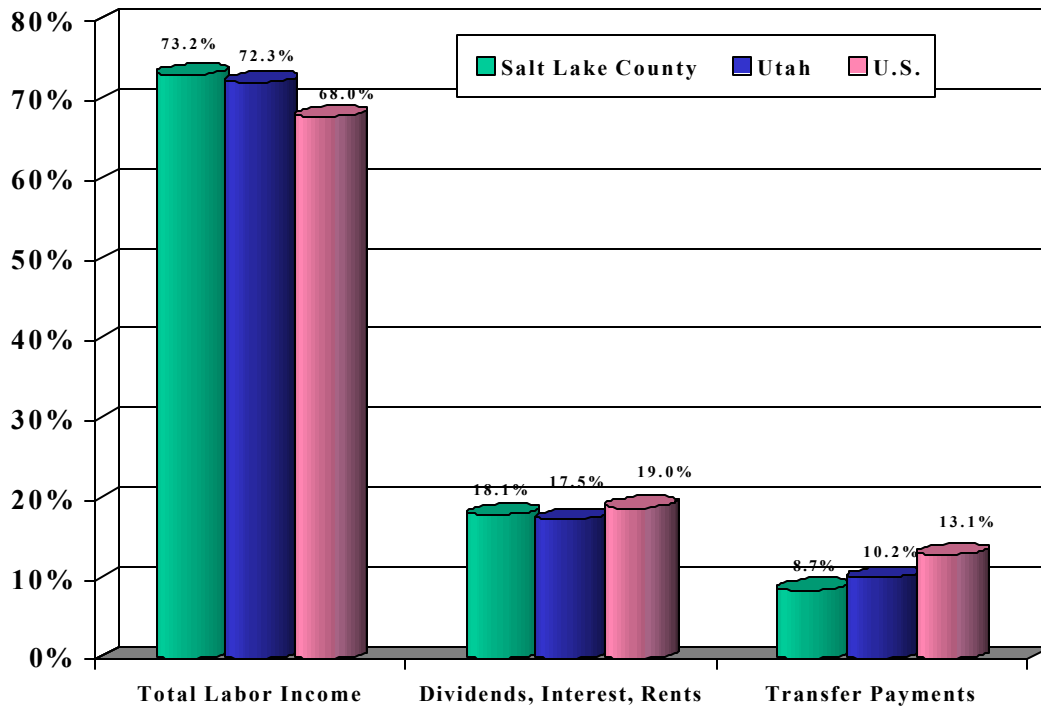
total wages
by major industry division
salt lake county
2000



Source: Utah Dept. of Workforce Services.

When it comes to wages earned, the services industry is the clear leader, supplying 26 percent of the area's wages. Trade is the second major component. Manufacturing is a key income industry, almost matching government, even though government employs significantly more workers than does the manufacturing industry.

distribution of income sources salt lake county, Utah & U.S. 2000

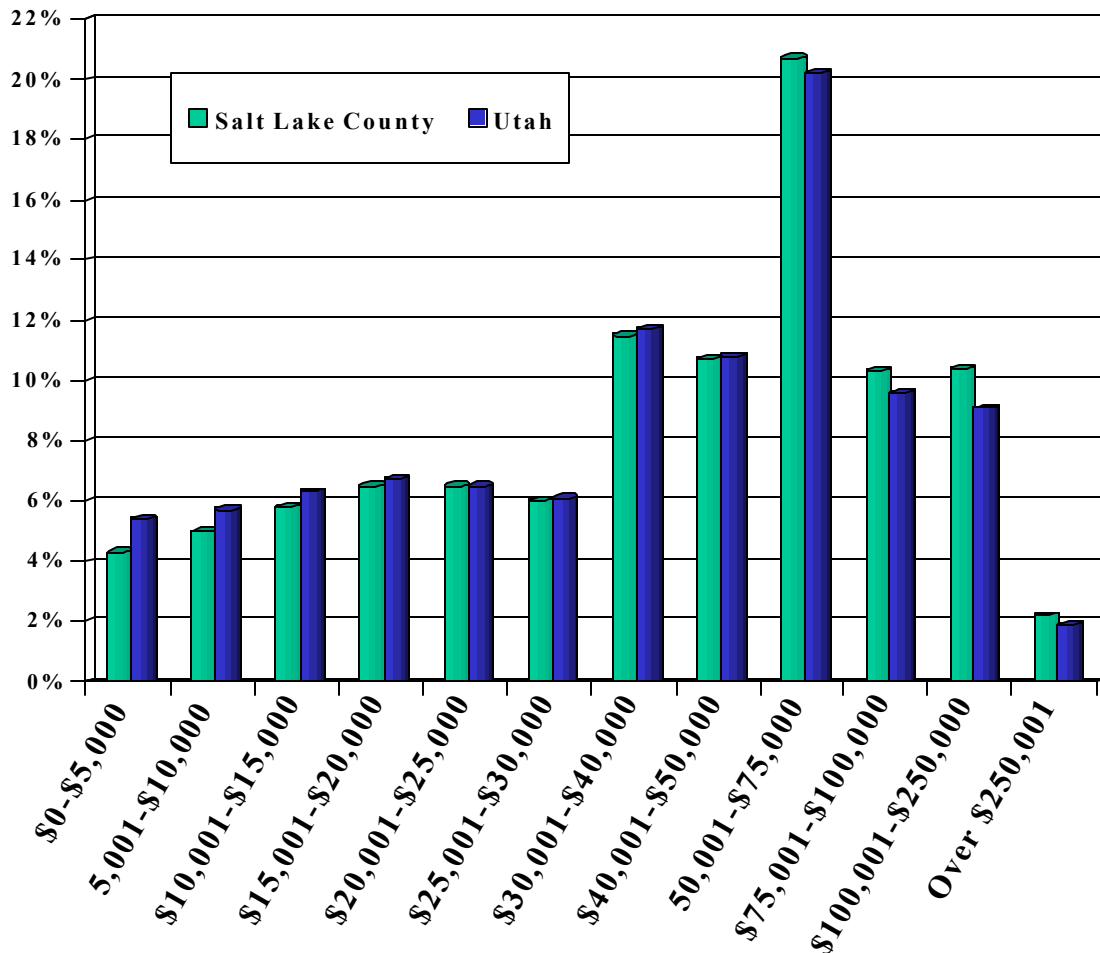


Source: U. S. Dept. of Commerce, Bureau of Economic Analysis.

Wages are just part of the income picture. The overall picture encompasses additional income sources. These include dividends/interest/rents, and transfer payments. The former is self explanatory. These incomes are not static, and are usually a high-income source. Transfer payments, on the other hand, are generally fixed-income and not usually high-income. These include social security, disability, welfare, etc., and are more sustenance payments than they are generators of wealth. Salt Lake County works more for its income, as 73.2 percent of income comes through wages compared with 68 percent throughout the U.S. The high-income dividends/interest/rents is comparable to the U.S. average, but the low-income transfer payments are a smaller portion of Salt Lake's income.

Another analysis of income is income tax returns. Graphically represented below, the data show that Salt Lake County is close to the state average, but has a slight tendency of leaning toward the higher-income side of that average.

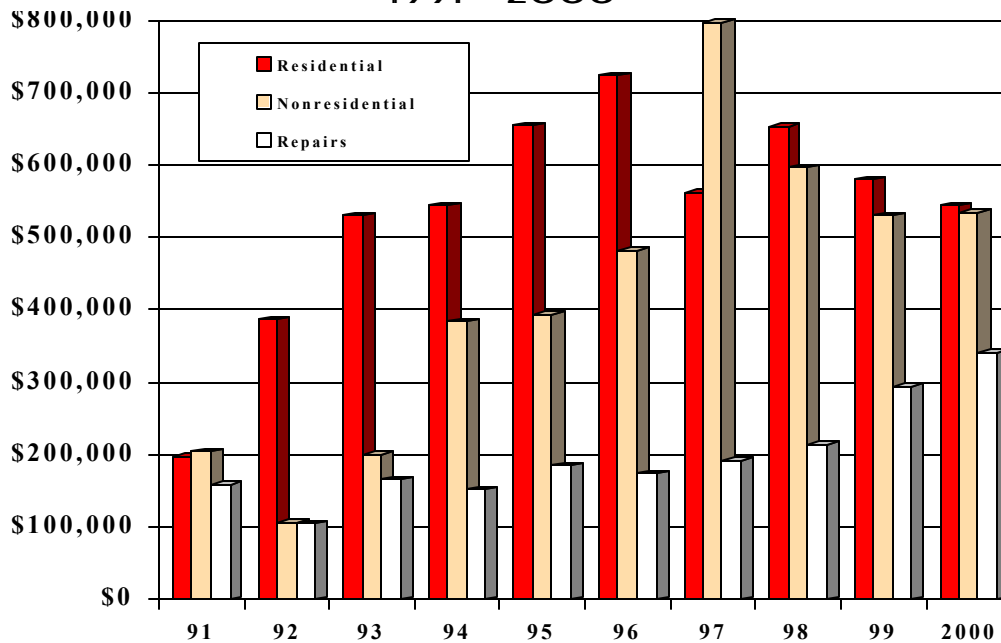
Percent of households
classified by Income Intervals
Salt Lake County and statewide average
2000



Source: Utah State Tax Commission, Family Based Statistics of Income.

Other Economic Indicators

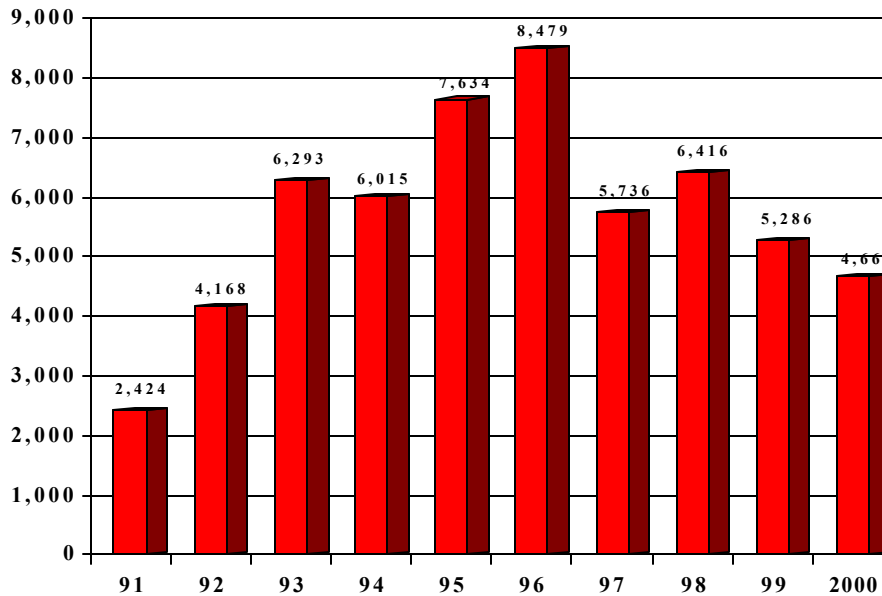
Construction permit values in salt lake county
residential , nonresidential , repairs
1991 - 2000



Source: Bureau of Economic and Business Research, University of Utah.

Construction activity in Salt Lake County increased throughout most of the 1990's, with the peak years being 1996 and 1997. In 1996, residential valuation peaked. In 1997, nonresidential valuation peaked. The 1997 surge in nonresidential valuation is attributed to the permitting of both the LDS Assembly Hall and the Grand American Hotel. Even in the following years, nonresidential valuation was quite strong.

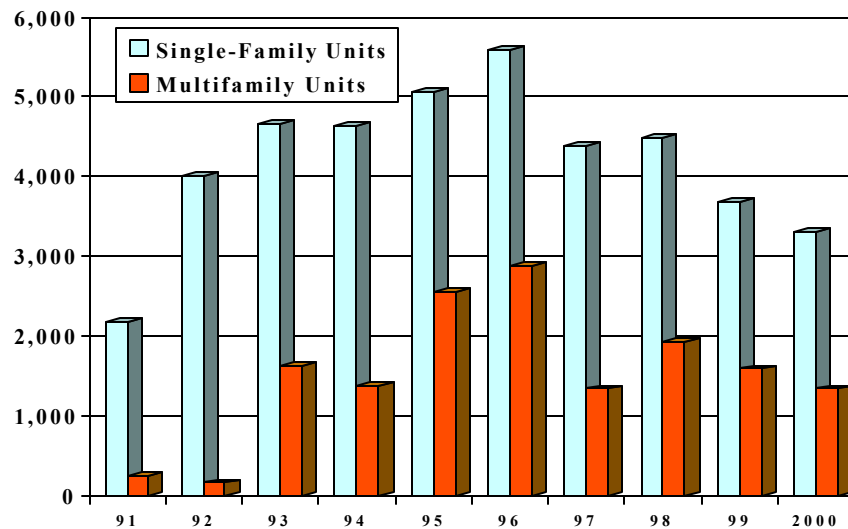
authorized Construction dwelling units salt lake county 1991 - 2000



Authorized residential dwelling unit numbers peaked in 1996, the highpoint of Utah's economic prosperity. Numbers are lower since then, but the authorizations are still numerous enough to support construction prosperity.

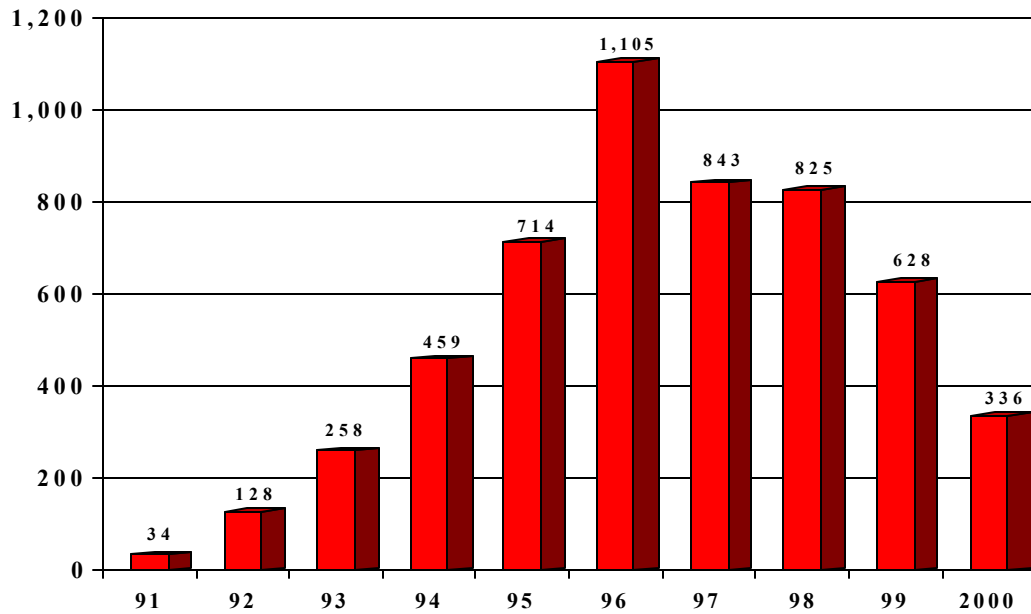
Source: Bureau of Economic and Business Research, University of Utah.

residential permit authorizations single-family homes, Multifamily units, salt lake county 1991 - 2000



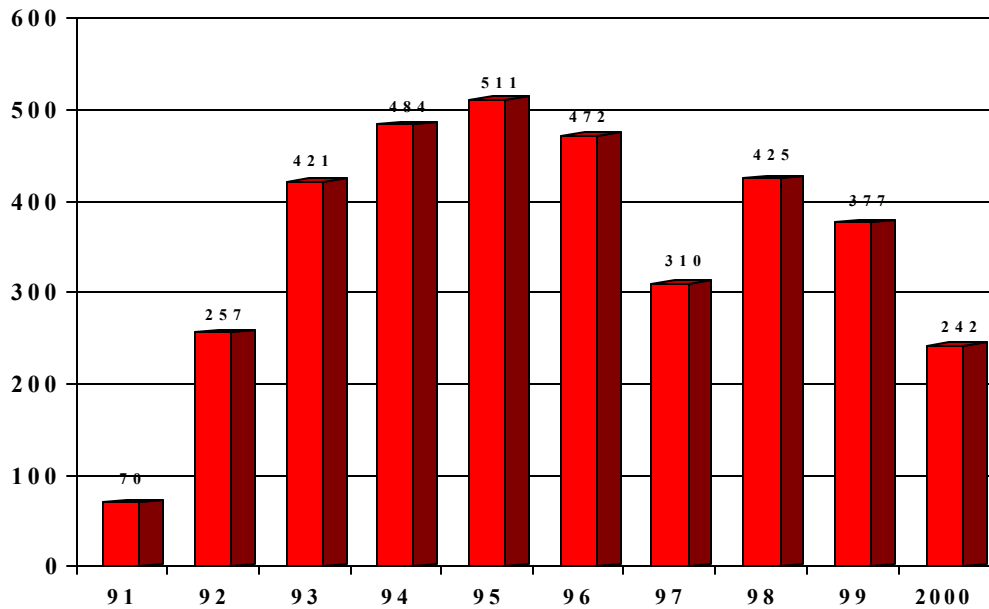
Source: Bureau of Economic and Business Research, University of Utah.

authorized dwelling units draper 1991 - 2000



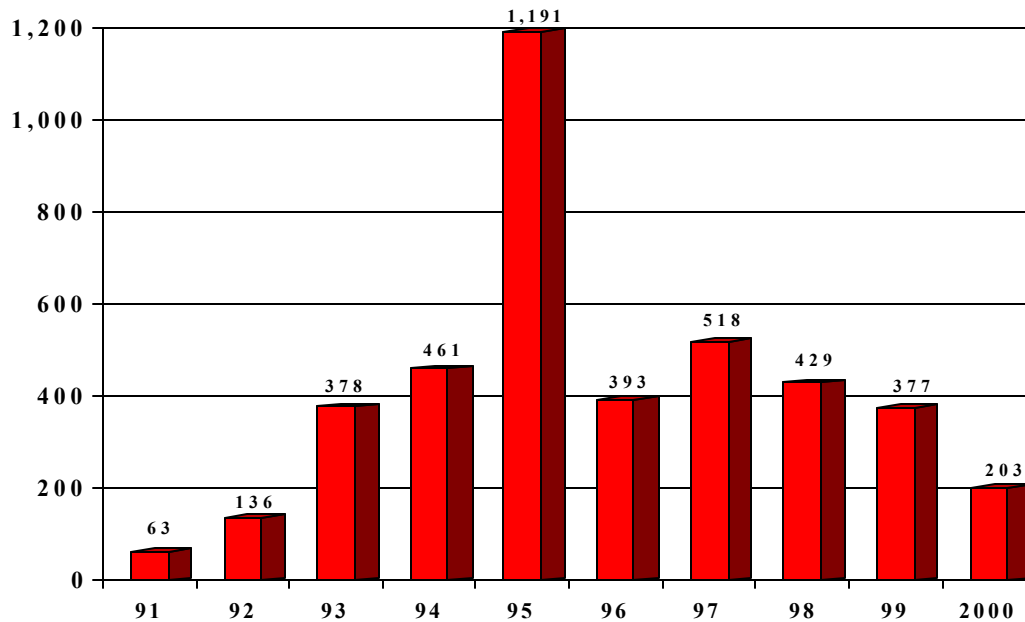
Source: Bureau of Economic and Business Research, University of Utah.

authorized dwelling units river ton 1991 - 2000



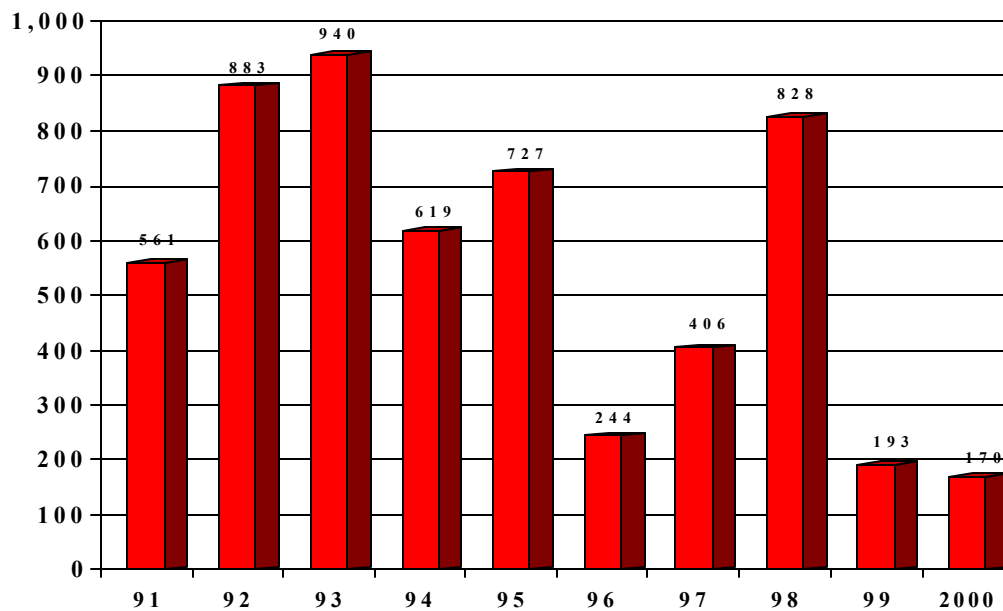
Source: Bureau of Economic and Business Research, University of Utah.

authorized dwelling units Salt Lake city 1991 - 2000



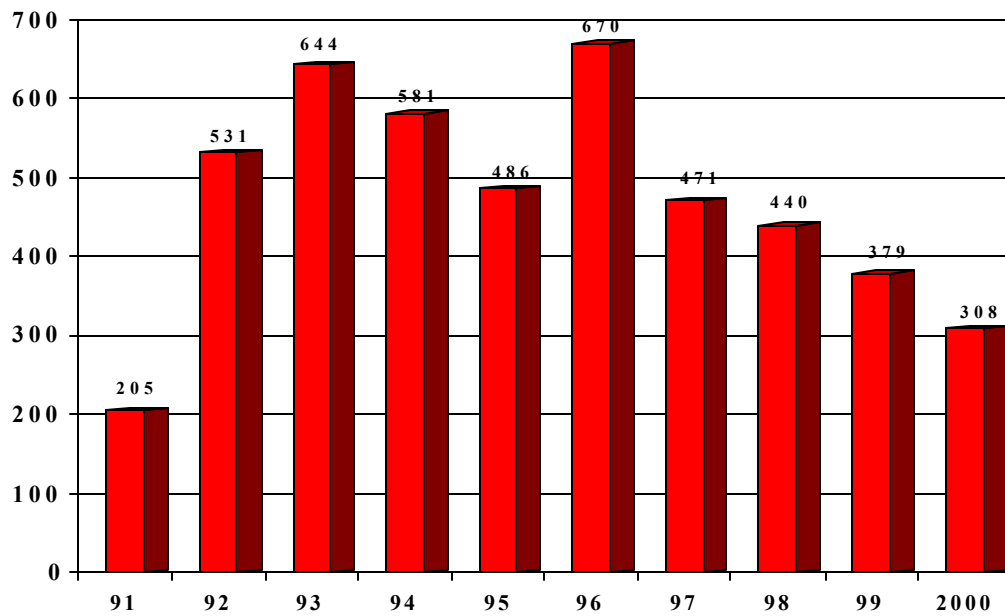
Source: Bureau of Economic and Business Research, University of Utah.

authorized dwelling units sandy 1991 - 2000



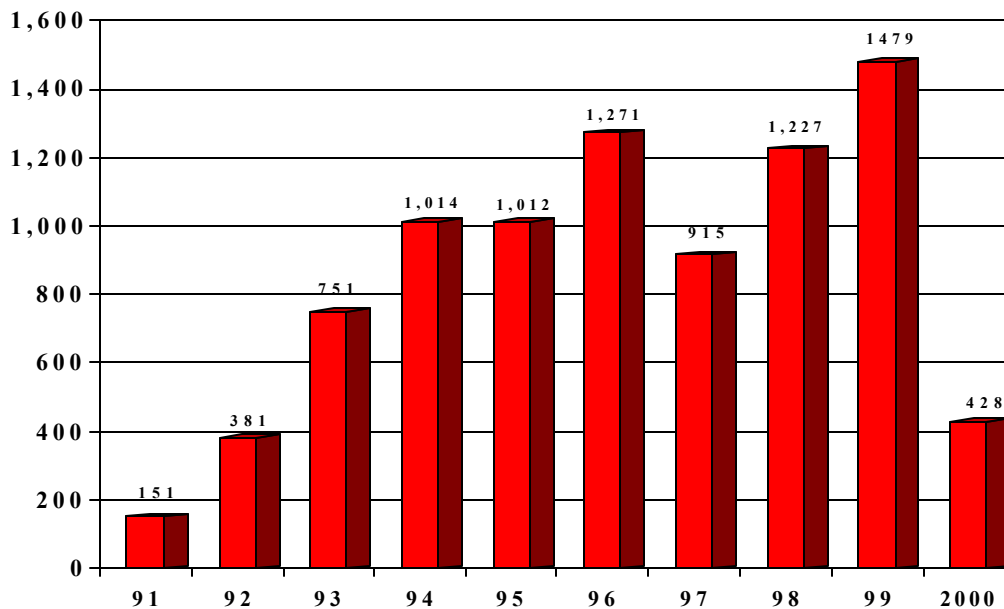
Source: Bureau of Economic and Business Research, University of Utah.

authorized dwelling units south jordan 1991 -2000



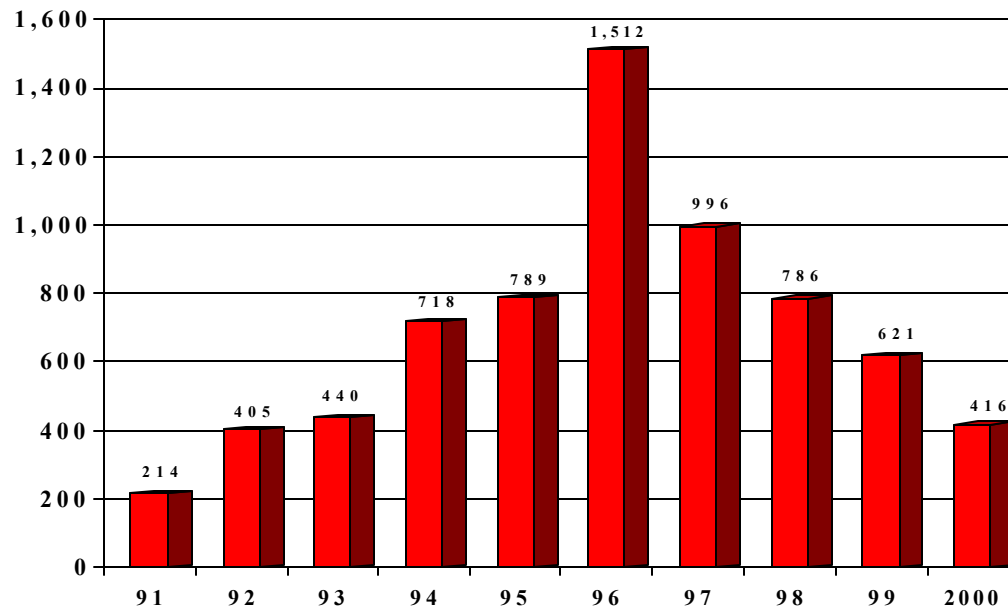
Source: Bureau of Economic and Business Research, University of Utah.

authorized dwelling units west jordan 1991 - 2000



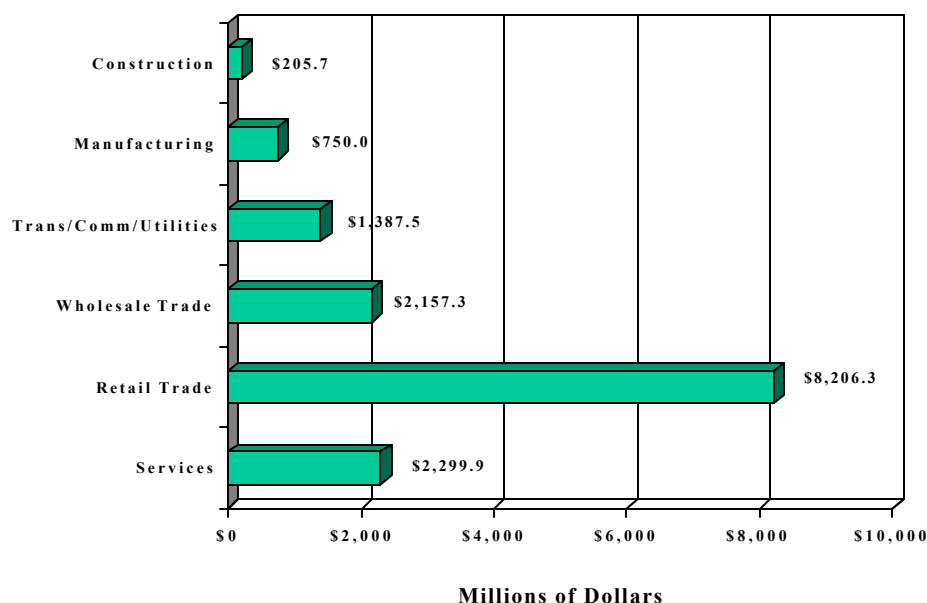
Source: Bureau of Economic and Business Research, University of Utah.

authorized dwelling units
west valley city
1991 - 2000



Source: Bureau of Economic and Business Research, University of Utah.

taxable sales by Major industry salt lake county 2000

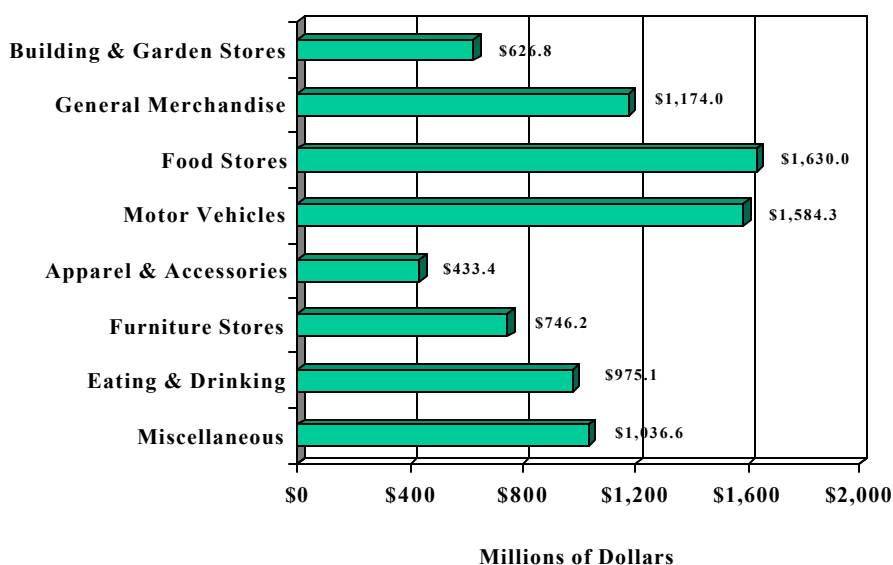


In a consumer-driven economy, the major point of monetary interaction is retail trade activity.

Source: Utah State Tax Commission.

taxable sales in the retail trade industry salt lake county 2000

Everyone must eat, so food stores are the leader in sales. Auto dealers and department stores also capture large portions of the consumer dollar.



Source: Utah State Tax Commission.